



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU14-00066 Corner Bakery Subdivision  
**Application Type:** Major Combination  
**CPC Hearing Date:** August 14, 2014  
**Staff Planner:** Nelson Ortiz, (915) 212-1606, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**Location:** North of Edgemere and West of Airway  
**Acreage:** .8775 acre  
**Rep District:** 3  
**Existing Use:** Commercial  
**Existing Zoning:** C-4 (Commercial)  
**Proposed Zoning:** C-4 (Commercial)  
**Nearest Park:** Across from Edgemere linear park  
**Nearest School:** Bonham Elementary School (.09 mi.)  
**Park Fees Required:** \$880.00  
**Impact Fee Area:** N/A  
**Property Owner:** EP Marcus Investments, LP  
**Applicant:** Bakery Venutre, LLC  
**Representative:** Conde, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** M-1/ Commercial development  
**South:** C-4 / Commercial development  
**East:** A-2 / Multi-family development  
**West:** C-4 / Commercial development

**PLAN EL PASO DESIGNATION:** G4 Suburban (Walkable)

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide a .8775-acre commercial lot at the northwest corner of Edgemere and Airway Boulevards with access proposed from Edgemere. The applicant has requested a waiver for roadway improvements to Airway Boulevard. Airway Boulevard is designated as a major arterial (100' ROW) on the Major Thoroughfare Plan. This development was reviewed under the current code.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **pending** submittal of improvement plans.

### **Planning Division Recommendation:**

Pending submittal of improvement plans.

### **City Development Department - Land Development**

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

- a. EPWU may require retention of all developed storm-water runoff within the subdivision.
- b. The Storm-water Master Plan recommends increasing capacity of existing culvert; storm-water discharge will need to be reviewed before approval.

### **Parks and Recreation Department**

We have reviewed **Corner Bakery Subd.**, a major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-4" meeting the requirements for multi-family dwellings use restricted to a maximum of 29 dwelling units per acre, however, applicant has submitted preliminary covenants restricting the use to general commercial purposes only and prohibiting all residential uses therefore, "Park fees" will be assessed based as follows:

1. If gross density waiver is granted by the Planning Department or designee and a copy of the final recorded covenants is provided restricting all residential uses, then applicant shall be required to pay "Park fees" in the amount of **\$880.00** based on Non-residential subdivision requirements calculated as follows:

Non-residential acreage 0.88 (rounded to two decimals) @ \$1,000.00 per acre =  
**\$880.00**

Please allocate generated funds under Park Zone: **E-1**

Nearest Parks: **Edgemere Medians** & **Ponder**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

### **El Paso Water Utilities**

We have reviewed the above referenced subdivision and provide the following comments:

EPWU-PSB Comments

Water

Along Edgemere Boulevard between Robert E. Lee Boulevard and Airway Boulevard there is an existing twenty-four (24) inch diameter water transmission main. This main is located at approximately 165 feet south of the northernmost right-of-way of Edgemere Boulevard. No direct service connections are allowed to this main as per the El Paso Water utilities – Public Service Board (EPWU-PSB) Rules and Regulations.

Along Airway Boulevard between Edgemere Boulevard and Montana Avenue there is an existing twelve (12) inch diameter water main. This main is located at approximately 34 feet west of the easternmost right-of-way line of Airway Boulevard.

According to EPWU-PSB records, 1311 Airway Boulevard has a single three-quarter (3/4) inch diameter water service.

Previous water pressure readings conducted on fire hydrant number 15 located at the corner of

Airway Boulevard and Edgemere Boulevard have yielded a static pressure of 70 pounds per square inch (psi), residual pressure of 60 psi, discharge of 919 gallons per minute (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Additional water services to this Property are anticipated by means of the extension of a water main perpendicular to Edgemere Boulevard fronting the Property from the described 24-inch diameter main that runs along Edgemere Boulevard. All main extension costs are the responsibility of the Owner/Developer. Easements immediately north of Edgemere Boulevard may be required to accommodate the proposed additional water services for this Property.

#### **Sanitary Sewer**

Along Edgemere Boulevard between Robert E. Lee Boulevard and Airway Boulevard there is an existing eight (8) inch diameter sanitary sewer main. This main is located at approximately 70 feet north of the southernmost right-of-way line of Edgemere Boulevard. This main dead-ends at approximately 490 feet east of Robert E. Lee Boulevard.

Along Airway Boulevard between Edgemere Boulevard and Montana Avenue there is an existing sanitary sewer main; the size of this main varies between ten (10) inches and twelve (12) inches in diameter.

According to EPWU-PSB records, 1311 Airway Boulevard has a single four (4) inch diameter sanitary sewer service.

#### **General**

The Owner/Developer is responsible for all frontage fees, as well as all water and sanitary sewer service installation costs.

EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

#### **El Paso Department of Transportation**

- Extend the hike and bike trail system and curb to corner of Edgemere and Airway Boulevards.
- Modify corner curb and bring into ADA compliance. This will require traffic signal infrastructure modifications. Please coordinate with EPDOT for cost and modifications.

#### **Sun Metro**

Recommend the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

**El Paso County 911 District**

No comments received.

**El Paso Fire Department**

No comments received.

**Central Appraisal District**

No objections.

**El Paso Electric Company**

No comments received.

**Texas Gas Company**

No comments received.

**Additional Requirements and General Comments:**

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
3. Provide full cross-sections with dimensions for both Airway and Edgemere Boulevards.

**Attachments**

1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Waiver Request
6. Application

## ATTACHMENT 1

# CORNER BAKERY SUBDIVISION

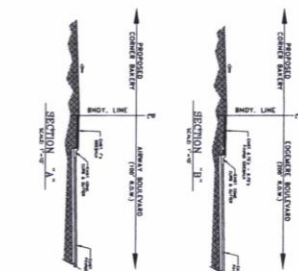




ATTACHMENT 2

# CORNER BAKERY SUBDIVISION



[illegible]

BEING A REPLAT OF A PORTION OF LOT 2, BLOCK 1,  
BL. PASO HOSPITALITY SUBDIVISION, AND ALL  
OF TRACT 4B-4, BLOCK 2, ASCARATE GRANT,  
CITY OF EL PASO, BL. PASO COUNTY, TEXAS.  
CONTAINING: 0.8775± ACRES

**PRELIMINARY PLAT**

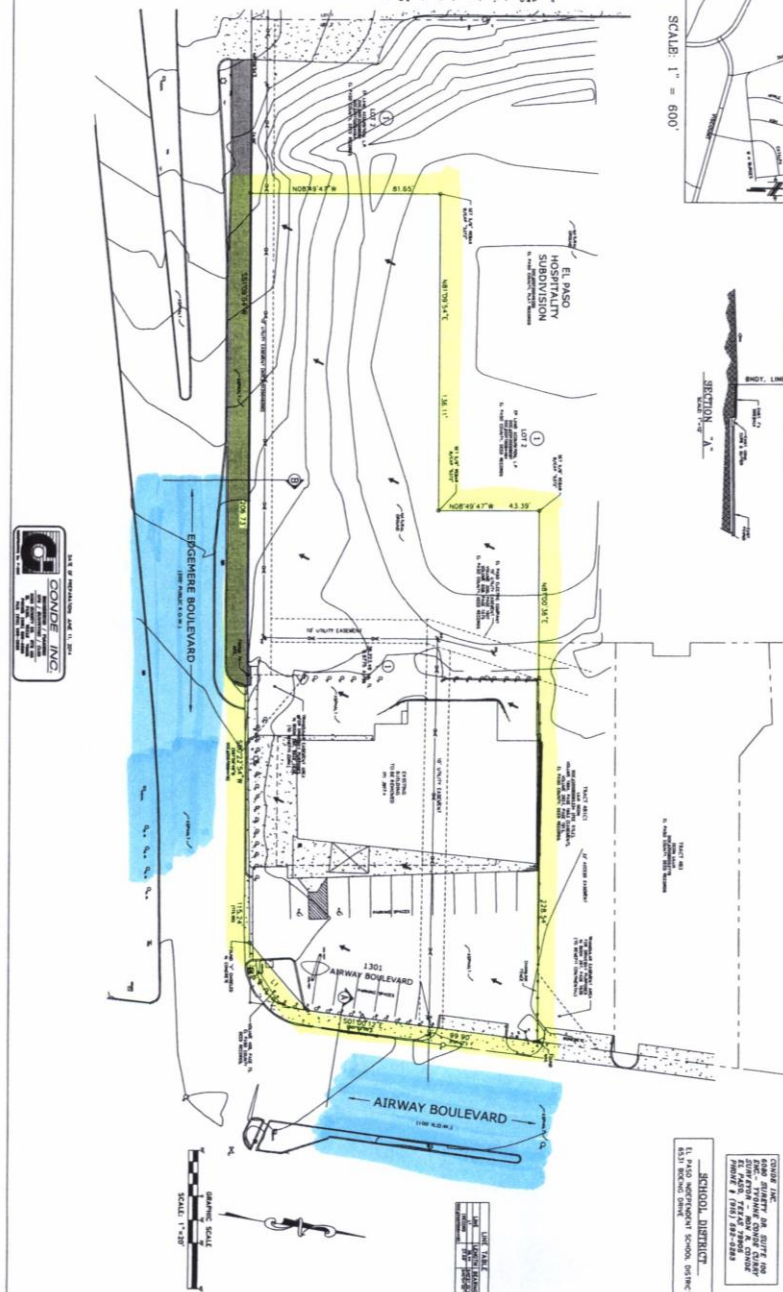
OWNER/DEVELOPER  
BARNER VENTURE, L.L.C.  
5825 OXIE DR.  
EL PASO, TEXAS 79912  
PHONE # (915) 592-0263

6000 SUITEY DR SUITE 10  
ENC. - TYNONE CONDE CURR  
SUNFLOYD - MON R CONDE  
EL PASO, TEXAS 79905  
PHONE # (915) 592-0263

EL PASO INDEPENDENT SCHOOL DISTRICT  
6531 BOCKING DRIVE

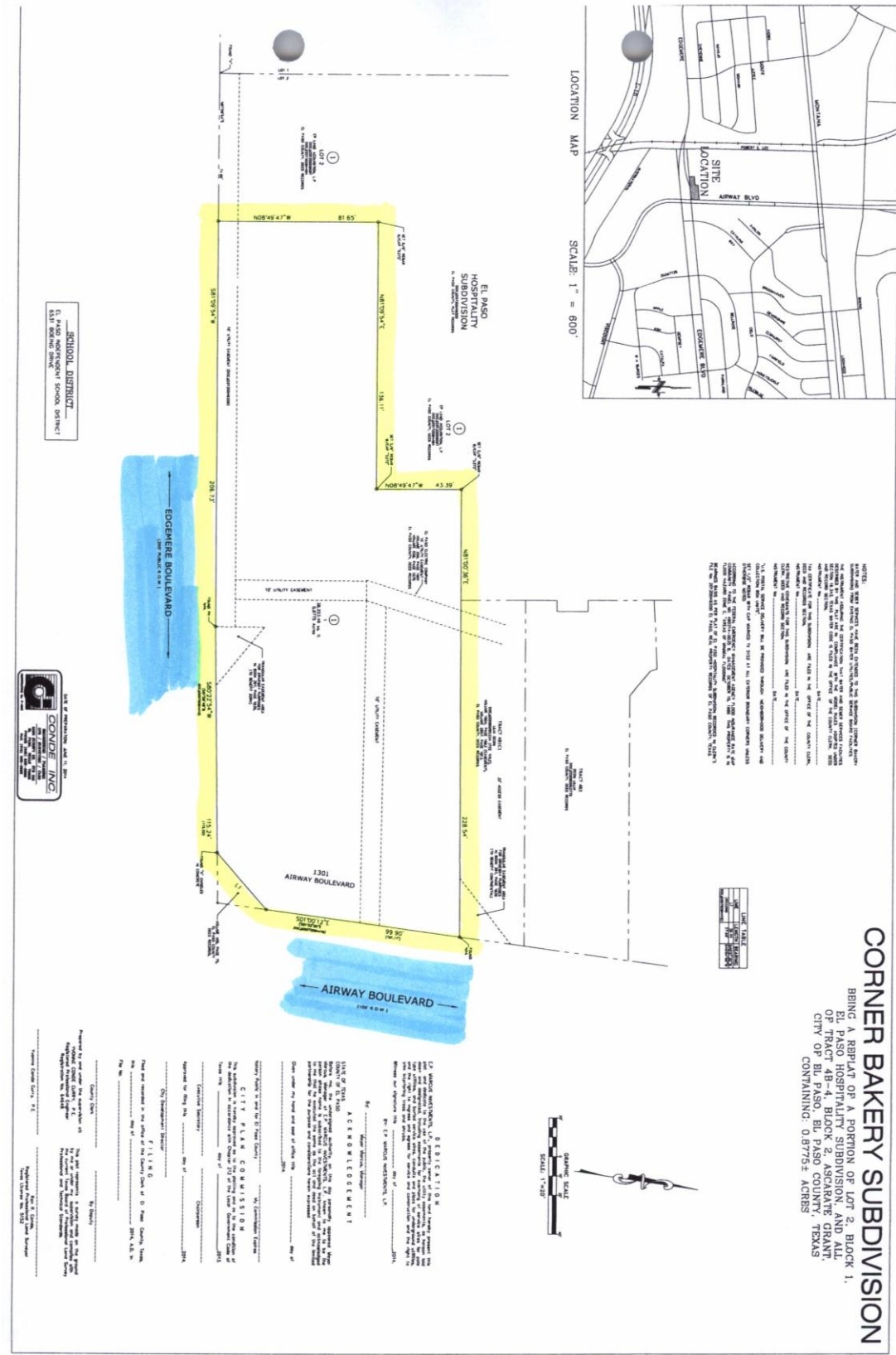
SYMBOL LEGEND	
a	WATER
b	FIND CITY AROUND
c	ELECTRIC BOX
d	GAS METER
e	SEWAGE STORM
f	WATER VALVE
g	WATER METER
h	POLE HYDRO
i	POWER POLE
j	DAY METER
k	LIGHT POLE
l	WATER AND METER
m	BOARD POLE

----- 8 ----- • CHAIN LANE FLECT  
 ----- 1 ----- • OVER HEAD ELECTRIC  
 OOOOOOO • ROCK WALL  
 City • CHURCH BLOCK WALL  
 → • GRAVITATE 71/88





## ATTACHMENT 4





**ATTACHMENT 5**



July 22, 2014

Nelson Ortiz  
City of El Paso  
Planning Department  
811 Texas  
El Paso, Texas 79901

**RE: Corner Bakery (Case #SUSU14-00066)**

Dear Nelson,

On behalf of the EP Marcus Investments, L. P., we want to thank you for all of your assistance regarding the processing of the above referenced project. Please accept this letter as our formal Waiver of Sidewalk request as per Section 19.21.050A of the Subdivision Regulations.

We request to waive additional ROW improvements on Airway Boulevard to leave the existing improvements in place in accordance with section 19.01.050A of the City code. A planned hike and bike trail on Edgemere will be continued per the City's request along the property frontage to the intersection of Edgemere and Airway.

If you have any questions or need additional information, please feel free to contact us.

Sincerely,

**CONDE, INC.**

Conrad Conde

ENGINEERING/PLANNING/SURVEYING

8080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 / FAX (915) 592-0286

# ATTACHMENT 6



## CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: June 12, 2014

File No. SUSU14-00066

SUBDIVISION NAME: Corner Bakery Subdivision

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a portion a Replat of a Portion of Lot 2, Block 1, El Paso Hospitality Subdivision, and all of Tract 4B-A, Block 2, Ascarate Grant, City of El Paso, El Paso, County, Texas
2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	<u>0.8775</u>	<u>1</u>	Total No. <u>1</u>		
Industrial	_____	_____	Total Acres (Gross) <u>0.8775</u>		
3. What is existing zoning of the above described property? C-4 Proposed zoning? n/a
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes \_\_\_\_\_ No \_\_\_\_\_ n/a
5. What type of utility easements are proposed? Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
Lots to street to Ponds
7. Are special public improvements proposed in connection with the development? Yes \_\_\_\_\_ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes \_\_\_\_\_ No X  
If answer to is "Yes", please explain the nature of the modification or exception \_\_\_\_\_
9. Remarks and/or explanation of special circumstances: \_\_\_\_\_
10. Improvement Plans submitted? Yes \_\_\_\_\_ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes \_\_\_\_\_ No X  
If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).

12.	Owner of record	EP Marcus Investments, LP	6500 Montana Ave., El Paso, TX	79925	915-779-6500
		(Name & Address)		(Zip)	(Phone)
13.	Developer	Bakery Venture, L.L.C.	5825 Onix Drive, El Paso, TX	79912	915-592-0283
		(Name & Address)		(Zip)	(Phone)
14.	Engineer	CONDE INC.	6080 Surety Drive, Ste 100, El Paso, TX	79905	915-592-0283
		(Name & Address)		(Zip)	(Phone)

**CASHIER'S VALIDATION**

**FEE: \$1,313.28**

EP Marcus Investments, LP

OWNER SIGNATURE:

Meyer Marcus

REPRESENTATIVE:

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT  
REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS**